



www.kings-group.net

186 Hertford Road
Enfield EN3 5AZ
Tel: 020 8805 5959

2 Enstone Road, Enfield, EN3 7WJ
Offers In The Region Of £230,000

- NFoPP accredited agency & ceMAP mortgage advisors
- Cash buyers only
- Situated on the third/top floor of the building
- Splendid access into Tottenham Hale & London City
- Two bathrooms, residents' car park and balcony space

- Two-bedroom apartment in Enfield London
- Council Band C & EPC Band C
- Proximity to Brimsdown & Ponders End stations
- Potential rental income of £1650-£1750 PCM
- Offered to market chain-free (no related purchase)

CASH BUYERS ONLY KINGS GROUP welcome to market this charming two-bedroom flat located on Enstone Road, Enfield. Spanning an impressive 682 square feet, this upper-floor residence is presented in good condition and is ready for immediate occupation or investment. The property boasts two well-proportioned bedrooms and two bathrooms, making it ideal for small families, couples, or professionals seeking a comfortable living space.

One of the standout features of this flat is its long lease and chain-free status, providing a hassle-free buying experience. The property falls within council tax band D and has an Energy Performance Certificate (EPC) rating of C, ensuring it meets modern energy efficiency standards.

Situated conveniently close to Brimsdown and Southbury stations, residents will benefit from excellent transport links to key destinations, including Tottenham Hale, Seven Sisters, and London City. This accessibility makes it an attractive option for commuters and those who enjoy the vibrancy of city life.

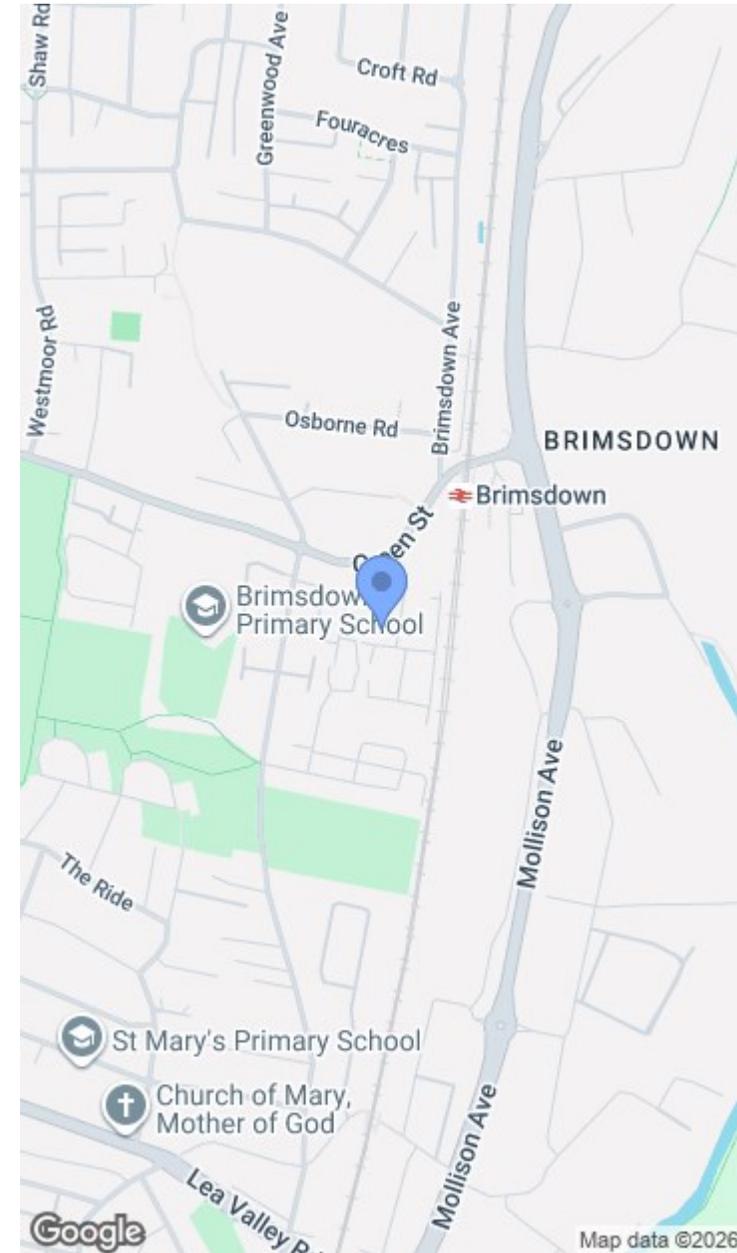
With a potential rental income of £1,650 - £1,750 per calendar month, this flat presents a fantastic opportunity for investors looking to expand their portfolio. Whether you are seeking a new home or a sound investment, this property is a must-see.

Leasehold Term 129 years
 Potential Rental Value £1650 - £1750 PCM
 Service Charge Inc Insurance PA £3,443
 Ground Rent PA £569

Council Band D
 EPC Band C

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.





GROUND FLOOR
165.6 sq.m. (1782 sq.ft.) approx.



TOTAL FLOOR AREA : 74.2 sq.m. (799 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Associated Offices in London, Essex and Hertfordshire
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